

**9 Brechin Court, Greenvale, Vic 3059**



**House For Sale**

Wednesday, 12 June 2024

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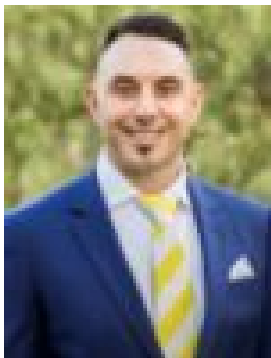
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 466 m2**

**Type: House**



Dom Zampaglione

0414453365

## Auction | \$850k - \$890k

In a secluded cul-de-sac with close proximity to the best of Greenvale, this double-storey home offers a turnkey family lifestyle opportunity with its versatile design and top-quality features throughout. Filled with natural light, the home's impeccably-presented interior showcases 4 generous bedrooms (large master with WIR) complemented by a deluxe ensuite and equally-stylish main bathroom - both with stone-top vanities and floor-to-ceiling tiles. Enhancing its family allure is the inclusion of a dedicated study/home office, formal lounge/dining room, rumpus (upstairs) and open-plan living/meals area adjoined by a superb stone-bench with large pantry and Smeg 900mm freestanding oven. Other stand-outs include ducted heating and evaporative cooling, comprehensive security system, ducted vacuum and solid hardwood floors, along with a family-sized laundry and guest powder room (3rd WC). Completing the picture is a low-maintenance backyard with polished concrete entertaining area, plus a large powered workshop/storeroom and remote-control double garage. Bus stop around the corner along with local shops, Barrymore Road Children's Centre and the open spaces of Greenvale Recreation Reserve, it's also close to a range of schools and Greenvale Shopping Centre, as well as easy access to Melbourne Airport. Land: Approx. 466m<sup>2</sup> Settlement: 30, 60 to 90 days Price Guide: \$850,000 - \$890,000 On Site Auction: Saturday 29th June at 12pm Dom Zampaglione - 0414 453 365 dom.zampaglione@raywhite.com